

LEASE AGREEMENT

*Mkataba wa Upangaji*

(Situating on PLOT NO. 68, BLOCK 13Mtaa wa Kabwe, Mbeya City)

BETWEEN

*Baina ya*

MACHEMBA TANGIMU NGOMANO

LESSOR

*(Mpangishaji)*

AND

*Na*

HONTAN TRADING COMPANY LIMITED

LESSEE

*Mpangaji*

Dated at Mbeya this 23<sup>rd</sup> Day of AUGUST 2025.

*Umesainiwa Mbeya leo Tarehe* \_\_\_\_\_ *Mwezi* \_\_\_\_\_ *Mwaka* 2025.

**DRAWN BY:**

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**LEASE AGREEMENT**

*Mkataba wa Upangaji*  
**THIS LEASE AGREEMENT** is entered at Mbeya this 23<sup>rd</sup> day of AUGUST 2025.  
*Mkataba huu umefanyika Mkoani Mbeya leo tarehe \_\_\_\_\_ Mwezi \_\_\_\_\_ Mwaka, 2025*

**BETWEEN**

*Baina ya*

**MACHEMBA TANGIMU NGOMANO** of Kabwe Area, Mbeya City, Mobile No. 0754489996 (Hereinafter referred to as the "**LESSOR**" which expression shall include their heirs, legal representatives, successors and assigns) of the ONE PART.

*Ambaye atatambulika kama MPANGISHAJI neno ambalo litawahusu pia warithi wake, mawakala, wawakilishi wa kisheria, na wakasimiwa wa mamlaka kwa upande mmoja)*

**AND**

*Na*

**HONTAN TRADING COMPANY LIMITED** a company duly registered and existing under the Tanzanian Laws with certificate of Incorporation No. 185313867 having Postal Office Box Number 42450 Dar es salaam, Mobile Number +255 623 755 671 (hereinafter called the "**LESSEE**", which expression shall include its agents, legal representatives, successors and assigns) of the OTHER PART.

*Kampuni iliyosajiliwa kwa mujibu wa Sheria za Tanzania na Kupewa Namba ya Usajili Na..... yenye ofisi zake ..... Namba za Simu: ..... ambaye katika Mkataba huu atatambulika kama MPANGAJI neno ambalo litawahusu pia mawakala, wawakilishi wa kisheria, na wakasimiwa wa mamlaka kwa upande mwingine)*

WHEREAS the LESSOR is the absolute owner of the property to wit Three storey building situated at PLOT NO. 68, BLOCK 13, Kabwe Street, Within Mbeya City hereinafter referred to as "Demised Premises". It is understanding of both parties that the Lessor shall be obliged to finalize all construction works and projects in the demised premises prior to official handling over of the demised premises to the Lessee.

*Kwamba Mpangishaji ni mmiliki halali wa jengo la ghorofa tatu lililopo katika PLOT NO. 68, BLOCK 13, Mtaa wa Kabwe, Jijini Mbeya ambalo katika Mkataba huu litaitwa "Eneo la Upangaji". Ni utambuzi na bayana baina ya pande zote mbili ya kuwa Mpangishaji atapaswa kukamilish shughuli zote za ujenzi na kufanikisha ukamilifu wake kabla ya kulikabidhi rasmi kwa Mpangaji.*

WHEREAS both parties to this Agreement have decided to bind themselves to the terms and conditions that had been mutually agreed pursuant to this Agreement.

*KWAMBA, pande zote katika Mkataba huu zimeridhia kufungwa kisheria kwa mujibu wa vigezo na masharti ambavyo vimeafikiwa na pande zote katika Mkataba Huu.*

**NOW THIS DEED WITNESSETH AS FOLLOWS:**

**HATI HII YA MKATABA INASHUHUDIA KAMA IFUATAVYO:-**

**1. LEASE PERIOD**

*(Kipindi cha Mkataba)*

- 1.1. The lease in respect of the "Demised Premises" is entered today on 23<sup>rd</sup> August, 2025 but the same shall commence on 01/10/2025 to enable accomplishment construction projects and the grace period; and the same shall be valid for the period of five years (sixty months)

.i.e. up to 30/09/2030. After the expiry of the lease term, thereafter, the same may be extended further on mutual consent of both the parties.

*Mkatoba huu wa pango unaingiwa leo tarehe 23/08/2025 lakini utanza rasmi mnamo tarehe 01/10/2025 ili kupisha umalizikaji wa shughuli za ujenzi na kipindi cha neema; mkatoba utaendelea kwa kipindi cha mwaka mmoja (miezi 60) yaani mpaka kufikia mnamo tarehe 30/09/2030. Baada ya kumalizika kwa Kipindi cha Mkatoba huu, Mkatoba unaweza kuongezwa kwa kipindi kingine zaidi kwa makubaliano ya pande zote mbili.*

## **2. RENT AND THE PAYMENT MODALITY. (Kodi na utaratibu wa Malipo)**

- 2.1. That, the Tenant shall pay to the Owner a monthly rent of TSHS. 4,000,000/= Tanzanian Shillings Four Million Only excluding utility charges such as electricity, water and security. The rent shall be paid yearly, that is the sum of Tanzanian Shillings Forty Eight Million Only **(TZS. 48,000,000/=)** accumulative to make a rent payment of twelve months. The monthly rent is fixed at Four Million **(TZS. 4,000,000/=)** for the First three-years term of the lease agreement. The rent has been set considering the evolving circumstances and the fact that the Lessee will play a big role in restructuring the building.
- 2.2. That by signing this Contract, the Lessor acknowledges to have received in cash the entire rental amount of **TSHS. 48,000,000/=** thus making no outstanding amount pending.

*Kwamba, Mpangaji atalipa kwa Mmiliki kodi ya kila mwezi ya TSHS. 4,000,000/= Shilingi Milioni Nne tu bila kuhusisha huduma nyinginezo kama umeme, maji, na ulinzi. Kodi itakuwa ikilipwa kwa kila mwaka, yaani jumla ya Shilingi milioni Arobaini na Nane Tu (TZS. 48,000,000/=) ili kupata malipo ya kodi ya miezi kumi na mbili. Ambapo kwa kusaini Mkatoba huu, Mpangishaji anathibitisha kupokea kiasi chote taslimu cha TSHS. 48,000,000/= na hivyo kufanya kodi yote kuwa imelipwa na hakuna kiasi kinachosalia. Kodi hii imekubaliwa kulingana na mazingira husika na suala la kwamba Mpangaji atahusika kwa kiasi kikubwa katika kuboresha jengo.*

- 2.3. That it is understanding of both parties that after the lapse of initial three years of the lease period, the parties will sit down and review the rent in order to reflect the business environment and reality. Prior to the sought review, there must first be a notice of review of contract to be served within at least 30 days prior to expiration.

*Ni bayana baina ya pande zote mbili ya kuwa baada ya kutamatika miaka mitatu ya mwanzo ya upangaji, pande zote mbili zitapaswa kukaa na kufanya mapitio ya pango kwa kuangalia mazingira ya biashara na uhalisia wake. Kabla ya mapitio kufanyika basi kutapaswa kuwapo na notisi ya mapitio ya kodi itakayopaswa kuwasilishwa upande mwingine katika kipindi ch walau siku 30.*

- 2.4. That after the expiry of two initial years in which its rent shall be paid as afore stated, the modality of rent payment shall be annually. However, upon request by the party(ies) herein; the modality of payment may be changed and the rent may be paid as agreed for the period that shall not be lower than six (6) months.

*Kwamba baada ya kumalizika kipindi cha kodi ya miaka miwili ambayo utaratibu wake wa malipo umeelezwa hapo juu, utaratibu wa malipo utakuwa malipo ya kodi kwa kila mwaka. Hata hivyo, baada ya kuwapo kwa maombi ama mapatano baina ya wahusika wa pande za mkatoba huu, utaratibu wa kodi unaweza kubadilika kwa malipo kufanyika kwa kipindi kisichopungua miezi sita (6).*

## **3. STRUCTURAL ALTERATIONS/RENOVATIONS/REPAIRS IN THE DEMISED PREMISES.**

- 3.1. That, the Lessee at his own cause and cost is allowed and responsible towards structural maintenance and renovations in order to fit and serve desired commercial activities at the demised premises. At the end of the lease period, the lessee must make sure that the removal of such structural renovation will not disturb tenantable state of the demised premises.

*Ya kwamba, Mpangaji kwa mahitaji yake mwenyewe na kwa gharama zake anaruhusiwa na anawajibika kwa matengenezo na maboresho katika eneo la upangaji ili kuweza kusaidia utendaji mzuri wa shughuli za kibiashara za Mpangaji. Hata hivyo, wakati wa upangaji utakapofika mwisho, Mpangaji atapaswa kuhakikisha uondoaji wa maboresho ama matengenezo husika hayataathiri hali ya shehemu ya upangaji.*

- 3.2. That, the day-to-day minor repairs will be the responsibility for the Tenant at his/her own expense. However, any structural or major repairs, if so required by the Tenant shall be communicated to the Owner.

*Kwamba, ukarabati mdogo unaohusisha vitu vya kawaida vya kila siku utakuwa ni jukumu la Mpangaji kwa gharama yake mwenyewe. Hata hivyo, ukarabati wowote wa kimuundo au ukarabati mkubwa, ikiwa utahitajiwa na Mpangaji, utapaswa kuwasilishwa kwa Mmiliki.*

- 3.3. That, no structural additions or alterations shall be made by the Tenant in the premises without the prior written consent of the Owner but the Tenant can make renovation, constructions and structural additions/alterations in order to suit desired heavy industrial productions at the demised premises as may be necessary, at his own cost. On termination of the tenancy or earlier, the Tenant is not entitled to remove all such changes and structures which have turned to be permanent fixtures in such a way their removal will affect the outlook of the demised premises and will restore the demised premises to the original and or tenantable state.

*Kwamba, hakuna nyongeza au mabadiliko ya kimuundo wa jengo yatakayofanywa na Mpangaji katika eneo la upangaji bila idhini ya maandiko kutoka kwa Mmiliki lakini Mpangaji anaweza kufanya ukarabati, ujenzi na nyongeza/mabadiliko ya kimuundo ili kukidhi mahitaji ya shughuli za kibiashara katika maeneo yaliyokodishwa kwa gharama yake mwenyewe. Hata hivyo, wakati wa kumalizika kwa mkataba, Mpangaji hatapaswa kuondoa mabadiliko na miundo yote ambayo yalikuwa ni ya kudumu katika eneo la upangaji katika hali ambayo kuondolewa kwake kutakathiri taswira ya maeneo yaliyokodishwa katika hali inayoweza kukodishika.*

#### **4. USE OF THE DEMISED PREMISES.**

*Matumizi ya Eneo la Upangaji.*

- 4.1. That, the Tenant is allowed to use the demised premises for commercial purposes only (running of supermarket business/shopping mall). The Owner warrants the Lessee that he will have all relevant cooperation and or support towards carrying out of significant activities in the demised premises whenever the need so arise. The parties herein have agreed to share all relevant documentations held by each party whenever the need arise.

*kwamba, Mpangaji anaruhusiwa kutumia jengo alilokodishwa kwa madhumuni ya kibiashara pekee (biashara ya maduka makubwa/supermarkets). Mmiliki anamhakikishia Mpangaji ya kwamba atatoa ushirikiano wote muhimu na au msaada kwa Mpangaji katika kutekeleza shughuli zote muhimu katika majengo yaliyokodishwa kila wakati itakapohitajika. Pande zote mbili hapa zinakubali kukabidhiana nyaraka zote muhimu kila wakati itakapohitajika.*

- 4.2. That, the Lessee shall comply with all the rules and regulations of the local authority applicable to the demised premises. The premises will be used only for desired commercial purposes only.

*Kwamba, Mpangaji atawajibika kufuata sheria na kanuni zote za mamlaka za kiserikali zinazohusiana na eneo lililokodishwa pamoja na bioashara zitakazokuwa zinafanyika. Ni sharti ya kuwa eneo la upangaji litumike tu kwa madhumuni ya biashara.*

## **5. UTILITIES.**

- 5.1. That, during the Rent period, in addition to the rental amount payable to the Owner, the Tenant shall pay for the use of electricity and water as per bills received from the authorities concerned directly. For all the dues of electricity bills, security bills and water bills till the date the possession of the premises is handed over by the Owner to the Tenant it is the responsibility of the Owner to pay and clear them according to the bills and readings on the respective meters. At the time of handing over possession of the premises back to the Owner by Tenant, it is the responsibility of the Tenant to pay electricity & water bills, as presented by the Departments concerned according to the readings on the respective meters up to the date of vacation of the property.

*kwamba, wakati wa kipindi cha Upangaji, sambamba na kiasi cha kodi kinachopaswa kulipwa kwa Mmiliki, Mpangaji atawajibika kulipa matumizi ya umeme na maji kulingana na bili zitakazowasilishwa kutoka kwa mamlaka husika moja kwa moja. Kwa madeni yote ya bili za umeme, maji, na ulinzi hadi tarehe ambayo umiliki wa majengo unakabidhiwa kutoka kwa Mmiliki kwenda kwa Mpangaji, ni jukumu la Mmiliki kulipa madeni hayo kulingana na bili kama zitakavyoonekana kwenye mita/bili husika. Wakati wa kukabidhi umiliki wa majengo kutoka kwa Mpangaji kwenda kwa Mpangishaji, ni jukumu la Mpangaji kulipa bili zote kama inavyoonyeshwa na Idara husika kulingana na kuonekana kwenye mita ama bili husika hadi tarehe ya kukabidhi jengo.*

- 5.2. That, all water and sanitary systems, electrical and other fittings and fixtures, tanks and appliances in the premises shall be handed over from the Owner to the Tenant in good working condition.

*Ya kwamba, mifumo ya maji na usafi, umeme na vifaa vilivyofungwa katika eneo la upangaji, matanki ya maji na vifaa vitakavyokuwepo kwenye eneo la upangaji vitakabidhiwa na Mpangishaji kwa Mpangaji vikiwa katika hali nzuri wakati wa kukabidhi jengo.*

- 5.3. That, the demised premises has an option for elevator but presently it is not under plan of being inserted. However, the parties in future shall be at liberty to insert the lift with a condition that they must firstly sit down and determine how it will be owned, operated and maintained.

*Ya kwamba, eneo la upangaji lina nafasi ya lift lakini kwa sasa mwenye nyumba hajawa na mpango wa kuiweka. Hata hivyo; huko mbeleni upo uwezekano wa lift kuwekwa kwa sharti la kwamba pande zote mbili zitapaswa kukaa na kujadili utaraibu wa kuiweka, umiliki wake, uendeshaji na matengenezo yake.*

## **6. ASSIGNMENT/SUBLETTING.**

- 6.1. That, the Tenant shall not sublet, assign or part with the demised premises in whole or part thereof to any person in any circumstances whatsoever prior to firstly notifying the lessor

and obtaining a consent from the Owner and the same shall be used for the desired purposes only. Whenever the need so arise, The said consent shall not be unreasonably withheld by the Lessor.

*Ya kwamba, Mpangaji hataruhusiwa kukodisha tena, kuhamisha upangaji wa eneo lililokodishwa kwa jumla au sehemu yake kwa mtu yeyote katika hali yoyote kabla ya kumtaarifu Mpangishaji na kupata idhini kutoka kwa Mmiliki; hata hivyo madhumuni ya matumizi ya eneo yatapaswa kubaki vilevile na ikitokea kuna uhitaji wa mabadiliko ya dhumuni la upangaji basi Mmiliki atapaswa kuridhia kabla.*

## **7. VISITATION/INSPECTION RIGHT.**

*Haki ya kutembelea na kukagua eneo la Upangaji*

- 7.1 That, with the prior reasonable notice issued to the Tenant; the Owner shall hold the right to visit in person or through his authorized agent(s), servants, workmen etc., to enter upon the demised premises for inspection or to carry out repairs / construction, as and when required.

*Kwamba, mara baada ya taarifa ya awali kutolewa kwa Mpangaji; Mmiliki atakuwa na haki ya kutembelea yeye binafsi ama kupitia wakala/wawakilishi wake aliowaidhinisha, wafanyakazi n.k., kuingia katika eneo la upangaji kwa ajili ya ukaguzi au kufanya marekebisho/matengenezo kadri itakavyohitajika.*

## **8. ASSOCIATED GOVERNMENT TAXES.**

- 8.1. That, the Lessor shall pay for all taxes/cesses levied on the premises by the Local or Government Authorities in the way of property tax and land tax for the premises.

*Kwamba, Mpangishaji atawajibika kulipa ushuru wote/ada zinazohusiana na eneo la upangaji pamoja na Ada ya zitakazoainishwa na mamlaka za Kiserikali kihusiana na kodi ya ardhi na jengo.*

## **9. LESSEE'S RIGHT TO QUIET ENJOYMENT.**

- 9.1. The Owner undertakes that the Tenant shall lawfully, peacefully and freely hold, occupy, use, operate, and enjoy the demised premises in order to fulfill its obligations and exercise its rights during the Initial Term and the Additional Term without disturbance, nuisance, or interference by the Owner, successors, assigns, agents, or creditors. The Owner undertakes that no third party shall have a right or claim to the demised premises during the Term and the Additional Term of the Lease Agreement if any.

*Mmiliki anamthibitishia na kumhakikishia Mpangaji ya kwamba upangaji wake utakuwa wa amani pasipo bughudha ya aina yoyote ile na kwamba atakuwa huru kutumiä, kuendesha, na kufurahia eneo husika bila bughudha wala kuingiliwa na yeye, warithi, wateule, wakala, au wadai wake. Mpangishaji anamhakikishia Mpangaji ya kuwa hakuna mtu mwingine ambaye ana haki au madai juu ya eneo tajwa kwa namna yoyote yanayoweza kuathiri upangaji wakati wa Kipindi cha Mwanzo ama Kipindi cha nyongeza ya Mkataba wa kama kitakuwepo.*

- 9.2. That the Lessor/Owner will keep the Tenant free and harmless from any claims, proceedings, demands, or actions by others (*such as loans and guarantorship agreements*) with respect to quiet possession of the premises.

*Kwamba, Mpangishaji/Mmiliki atahakikisha Mpangaji hausishwi ama analindwa dhidi ya madai, mienendo ya kimahakama, au hatua zinazochukuliwa na wengine kama vile (mapatano ya mikopo, na udhamini) ambazo zitaathiri haki yake ya msingi ya kutobughudhiwa katika eneo la upangaji.*

## **10. TERMINATION OF AGREEMENT.**

*Kuvunjika kwa Mkataba*

- 10.1. That this Rent Agreement can be terminated before the expiry of this tenancy period with a condition that there exists mutual consensus between the parties or by period by serving six months prior notice in writing by either party. Prior to termination, rights and obligation of the parties must firstly be determined.

*Kwamba Mkataba huu wa upangaji unaweza kufika ukomo kabla ya kukamilika kwa kipindi cha mkataba kwa sharti la kuwapo mapatano baina yao ama kwa notisi ya miezi sita (6) ambayo itatolewa na upande mmoja unaokusudia kwenda kwa mwingine. Kwamba kabla ya kuvunjika kwa mkataba, haki na wajibu wa pande zote mbili lazima zitambuliwe ama kutekelezwa.*

## **11. LESSEE'S WARRANTY TO MAINTAIN THE DEMISED PROPERTY.**

*Ahadi ya Kutunza Eneo la Upangaji.*

- 11.1. The Tenant shall always maintain the Demised Premises in good and tenable condition and all the minor repairs such as leakage in the sanitary fittings, water taps and electrical usage etc. shall be carried out by the Tenant.

*Kwamba Mpangaji kwa gharama zake atapaswa kuliweka eneo la upangaji katika hali nadhifu ya kiupangaji na kuhakikisha anafanya marekebisho madogomadogo katika eneo la upangaji yanayohusiana na mifumo ya usafi, uvujaji katika mabomba ya maji ama mfumo wa saniteri, umeme na kadhalika.*

## **12. GENERAL WARRANTIES AND COVENANTS.**

*Ahadi na Thibitisho za Ujumla*

- 12.1. That, the Lessee and the Lessor represent and warrant that they are fully empowered and competent to make this Rental Agreement and thus shall observe and adhere to the terms and conditions contained hereinabove.

*Kwamba, Mpangaji na Mpangishaji wanajitambulisha na kuhakikisha kwamba wana mamlaka kamili na uwezo wa kisheria kufanya Mkataba huu wa Upangaji na kwamba wataheshimu vigezo na masharti ya Mkataba huu.*

- 12.2. That, both parties herein have agreed that they will always sit down and cooperate in any matters of concern or their rights including the right to review terms of this agreement and find requisite solutions therefore peacefully.

*Kwamba, pande zote zimekubaliana ya kuwa mara zote zitakaa chini na kushirikiana katika kutanabaisha haki zao na masuala mbalimbali kuhusiana na mkataba huu ikiwemo kufanya marejeo ya mkataba na kwamba mar azote watahakiksha wanatafuta suluhu stahiki kwa amani.*

## **13. SETTLEMENT OF DISPUTES/LAWS APPLICABLE.**

*Utatuzi wa Migogoro na Sheria Zitakazotumika.*

- 13.1. Parties herein have agreed that a dispute or difference of any nature arising between the parties regarding their rights, obligations, the interpretation of these presents and on all matters arising out of this agreement, shall be resolved through co-operation and consultation between the parties themselves. In case of failure to settle those disputes; the

same shall be referred to the Courts of law with competent jurisdiction to try the same as per the Laws of the United Republic of Tanzania.

*Pande hapa zimekubaliana ya kwamba mzozo au tafauti ya aina yoyote inayotokea baina ya wahusika wa mkataba huu kuhusu haki zao, wajibu, tafsiri ya makubaliano haya na katika masuala yote yanayotokana na makubaliano haya, itatatuliwa kwa ushirikiano na mashauriano baina yao wenyewe. Ikitokea maridhiano baina yao yameshindikana basi migogoro/mizizo hiyo itapaswa kuwasilishwa kwa Mahakama zenye mamlaka kisheria kutatua migogoro hiyo kwa mujibu wa Sheria za Jamhuri ya Muungano wa Tanzania.*

#### **14. FORCE MAJEURE.**

*Matukio Yasiyopukika/Juu ya Uwezo wa Kibinadamu.*

- 14.1. Each party to this Agreement shall be exonerated from its obligation(s) duty(ies) in case of occurrence of force majeure act .i.e. an event which could not reasonably have been avoided by a diligent Party in the circumstances, which is beyond the reasonable control of a Party and which makes a Party's performance of its responsibilities hereunder impossible or so impractical as reasonably to be considered impossible in the circumstances and includes, but is not limited to, war, riots, civil disorder, earthquake, storm, flood or adverse weather conditions, strikes, terrorist acts, confiscation or any other action by government agencies. Notwithstanding the occurrence of force majeure act; The party obligation(s) shall continue immediately after the settlement of the occurrence of such *force majeure* act.

*Kila upande katika Makubaliano haya utakuwa huru kutokana na kushindwa kutekeleza wajibu wake kwa mujibu wa Mkataba kutokana na kutokea kwa matukio yaliyo nje ya uwezo wa kibinadamu "force majeure acts", yaani, tukio ambalo halingeweza kuepukwa kwa busara ama mazingira ya kawaida na upande uliopaswa kutimiza ama kufanya utekelezaji wa majukumu yake kiasi kwamba linaweza kuonekana kuwa haliwezi kufanyika katika hali hizo, na hii inajumuisha pamoja na mambo mengine jambo kama vita, machafuko, uvunjifu wa amani, tetemeko la ardhi, dhoruba, mafuriko au hali mbaya za hewa, mgomo, vitendo vya kigaidi, utaifishwa au hatua nyingine yoyote na mashirika ya serikali. Licha ya kutokea kwa tukio la force majeure; Wajibu wa upande upaswao kutekeleza utatakiwa kuendelea mara tu baada ya kumalizwa kwa tukio kama hilo la force majeure.*

#### **15. LANGUAGE OF THE CONTRACT.**

*Lugha ya Mkataba*

- 15.1. This Contract has been prepared using both Swahili and English Languages for clarity and convenience purposes of both parties. Both languages shall have the same force of law when interpreting the terms and conditions of the contract and no language shall supersede the other.

*Mkataba Huu umeandaliwa kwa lugha ya Kiswahili na kwa Kiingereza na lugha zote mbili zitakuwa na nguvu sawa wakati wa kufanika kwa Tafsiri na hakuna lugha itakayopaswa kuizidi lugha nyingine wakati wa kutafsiri vipengele vya Mkataba.*

#### **16. LAWAS APPLICABLE.**

*Sheria Ya Utekelezaji Wa Mkataba.*

- 16.1. This agreement shall be enforced by the laws of Tanzania.  
*Mkataba huu utatelezwa kwa mujibu wa Sheria za Tanzania.*

IN WITNESS WHEREOF BOTH PARTIES HAVE AGREED AND SIGNED THIS AGREEMENT ON THIS 23<sup>rd</sup> DAY OF AUGUST 2025.

KWA USHUHUDA na UTHIBITISHO, mkataba huu umewekwa sahihi na pande zote mbili mbele ya Ushuhuda leo tarehe..... Mwezi..... 2025.

**A. LESSOR/OWNER:**

Mpangishaji/Miliki.

**NAME (Jina):** MACHEMBA TANGIMU NGOMANO

**SIGNATURE (Saini):** [Signature]

**ADDRESS: (Anuani)** 3637 MBEYA

**DATE (Tarehe):** 23-08-2025

**LESSOR'S WITNESS (SHAHIDI WA MPANGISHAJI)**

**Name (Jina):** \_\_\_\_\_

**SIGNATURE (Saini):** \_\_\_\_\_

**ADDRESS: (Anuani)** \_\_\_\_\_

**DATE (Tarehe):** \_\_\_\_\_

**BEFORE ME (MBELE YANGU):**

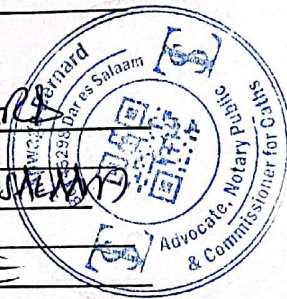
**NAME (Jina):** MPWAGA BERNARD

**SIGNATURE (Saini):** [Signature]

**ADDRESS: (Anuani)** BOX 45298 D/ARUSI

**DATE (Tarehe):** 23/08/2025

**QUALIFICATION (Wadhifa):** ADVOCATE



**B. LESSEE:**

Mpangaji. **HONTAN TRADING COMPANY LIMITED**

**NAME (Jina):** FRANCIS FRANC MURUGA

**SIGNATURE (Saini):** [Signature]

**ADDRESS: (Anuani)** 42450 DSM

**DATE (Tarehe):** 23/08/2025

**QUALIFICATION (Wadhifa):** DIRECTOR

**Name (Jina):** Chen Xiu Fang

**SIGNATURE (Saini):** [Signature]

**ADDRESS: (Anuani)** \_\_\_\_\_

**DATE (Tarehe):** 23/08/2025

**QUALIFICATION (Wadhifa):** DIRECTOR



**BEFORE ME (MBELE YANGU):**

**NAME (Jina):** MPWAGA BERNARD

**SIGNATURE (Saini):** [Signature]

**ADDRESS: (Anuani)** BOX 45298 D/ARUSI

**DATE (Tarehe):** 23/08/2025

**QUALIFICATION (Wadhifa):** ADVOCATE

